

THE GOLF VILLAS LANDSCAPE ASSOCIATION, INC.

Meeting of the Board

October 23, 2025 at 6:30 PM

Virtual Meeting by Zoom

Minutes

1 **CALL TO ORDER**

2 The meeting was called to order by Gene Rado at 6:32 p.m.

3

4 **DETERMINATION OF A QUORUM**

5 Present were Gene Rado, Kathy Zuege, Larry McGoldrick and Allie Klein. Also present was Shane representing
6 PCM and Epi Carvajal representing Pine Lake

7

8 **PROPER MEETING NOTICE**

9 Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

10

11 **APPROVAL OF MINUTES**

12 A **motion** was made by Kathy and seconded by Allie to approve the minutes of the September 25, 2025 Board
13 Meeting. *Motion passed unanimously.*

14

15 **APPROVAL OF FINANCIALS**

16 A **motion** was made by Gene and seconded by Allie to approve the September financials. *Motion passed*
17 *unanimously.*

18

19 **PRESIDENT'S REPORT:**

20 None: Next week Pine Lake will provide us with a quote for this year's mulch installation. Board discussion was
21 had.

22

23 **OFFICER'S REPORTS**

- 24 • Treasurer: Kathy gave a report on the September 2025 Financial. Discussion was had by the Board.
- 25
- 26 • Secretary: None
- 27
- 28 • Vice President: None
- 29

30 **COMMITTEE REPORTS**

31 Web Site – Gene Rado: Website is up to date.

32

33 **OLD BUSINESS**

34 None

35

36 **NEW BUSINESS**

- 37 • 6166 Aviary Court – Remove Dead Fronds on Bismark Palm: Pine Lake will trim this at no charge to the
38 Association.
- 39
- 40 • 6059 Wingspan Way – Remove Branches Touching Roof and Dead Branches in Backyard: \$810 – Pine
41 Lake quote. We are waiting on a quote from JB's Tree Service Board discussion was had. The Board
42 agrees that this work needs to be done. A **motion** was made by Kathy and seconded by Allie to approve
43 the work to be done.. All those voted in favor except Larry, who was opposed. **Motion passed 3 – 1.**
- 44
- 45 • 6623 Tailfeather Way – Remove Dead Palm Tree: We are waiting on a quote from JB's Tree Service
46 Board discussion was had. The Board agrees that this work needs to be done. A **motion** was made by
47 Allie and seconded by Kathy to approve the work to be done.. All those voted in favor except Larry, who
48 was opposed. **Motion passed 3 – 1.**
- 49

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51 • 6634 Tailfeather Way – Remove Dead Palm Tree: We are waiting on a quote from JB's Tree Service

52 Board discussion was had. The Board agrees that this work needs to be done. A **motion** was made by

53 Allie and seconded by Kathy to approve the work to be done.. All those voted in favor except Larry, who

54 was opposed. **Motion passed 3 – 1.**

55 •

56 • 7507 Birds Eye Terrace – Remove Dead Palm Tree: We are waiting on a quote from JB's Tree Service

57 Board discussion was had. The Board agrees that this work needs to be done. A **motion** was made by

58 Allie and seconded by Kathy to approve the work to be done.. All those voted in favor except Larry, who

59 was opposed. **Motion passed 3 – 1.**

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61 • 7506 Birds Eye Terrace – Remove 2 Dead Palm Trees: Board discussion was had. We are waiting on a

62 quote from JB's Tree Service Board discussion was had. The Board agrees that this work needs to be

63 done. A **motion** was made by Allie and seconded by Kathy to approve the work to be done.. All those

64 voted in favor except Larry, who was opposed. **Motion passed 3 – 1.**

65 •

66 **OWNERS CONCERNS OR COMMENTS** (limited to 3 minutes each)

67 • Michael Kloss: The new irrigation backflow device was installed at mine and my neighbor's home.

68 ○ I spoke with many home owners on his block and none of them were pleased with the current

69 state of the landscaping in the community. Discussion was had. The Board will start making

70 routine inspections with Pine Lake

71 **BOARD MEMBER COMMENTS**

72 • Larry McGoldrick: None

73 Kathy Zuege: We have noticed other dead and/or dying trees in the community. Discussion was had by the

74 Board. Larry will compile a list of these trees in his area of the neighborhood. **Motion** by Kathy, 2nd by Allie to

75 appoint Debbie Tyo to fill the current Board Vacancy. **Motion passed unanimously.**

76 • Allie Klein: None

77 **OTHER MATTERS TO COME BEFORE THE BOARD**

78 **SCHEDULE NEXT MEETING**

79 November 20, 2025

80 **ADJOURNMENT**

81 A motion was made and seconded to adjourn the meeting. **Motion passed unanimously.** Meeting Adjourned at

82 7:08 p.m.

83 Respectfully submitted,

84 Shane Raniere